

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 8, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:34 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Craig Nicholson, Arthur Munoz, James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe). Absent was Laura Foster.

Via correspondence, Ms. Green (unit 322) offered to **donate** (one or) two **figus trees** to the Association; Board Approved, accepted;

As an "Emergency" agenda item, the Board voted "No" on a request for a **handicap parking** space near unit 236 (bldg. 7628). Owner can have guest park in the assigned spot.

Meeting Minutes: The **April Board Meeting minutes** (4/10/08) were reviewed and **approved** as presented.

Treasurer's Report:

	April '08	YTD
Total Income	\$62,412.00	\$372,140.38
Operating Expenses	27,027.79	108,864.56
Reserve Expenditures	0	14,078.62
Total Expenditures	27,027.79	122,943.18
Transfer to Reserve	(35,384.21)	(248,368.20)
Total in Savings	\$472,119.93	

James N. reported Operating Expenses are approximately 10% below budget allocation. The **April** Treasurer's Report was unanimously **accepted** as presented.

James N. returned the **2007 Treasurer's packet** and **Siding Resolution folder** to the Board.

Landscape Report: Tree trimming and daisy planting were discussed. A proposal for tree trimming will be presented under New Business.

Old Business

As an Emergency Item, the Board discussed the recent **concrete repair** by Beachside Constr.; the Board asked for additional bidders on the remaining concrete repair work – at least one bid from a specializing concrete contractor; Craig N. was authorized by the Board to approve up to \$2000 for incoming bids and to provide 2 locations for sampling.

On the Agenda:

- **Dry rot** repairs: Status of current jobs being worked by Sea View Construction;
- **Parking:** Todd M. has ordered additional signs, to be delivered soon;

- **Pool deck repair:** The Board reviewed several bids and methods of repair; the Board **approved** the deck replacement (area surrounding the pool) by Beachside Constr. (\$9,260) and replacement of the coping and fiberglass sides by Aqua Creations (\$13,930) for a total of \$23,190;
- **Bonus for Gardener:** discussed; run Newsletter item asking for donations (for 2007); Arthur will do write up; people to send check to Bartlein & Company, Inc.;
- **Exercise Room:** the option of buying new equipment or repairing the existing;
- **Sauna re-paneling:** Board **approved** bid from Beachside Constr. (\$4,340);
- **Fumigation:** the Board approved using a locksmith for opening any unit that has not responded for the May 20 – 22 fumigation;
- **Satellite dish:** Board **approved** removing remaining satellite dish on bldg. 7606, at the expense of the homeowner; one dish has already been removed;
- **Abandoned bicycles:** Board approved donating unclaimed bicycles to a charitable organization;
- **Assessment, Income, Expense, Budget, Mgmt., Maintenance, Repairs:** Board to review Parking Policy.

New Business

Items addressed:

- **Jacuzzi heater:** Board ratified earlier approval (approved by email 4/24/08) to replace heater for \$3,800;
- **Tree trimming:** Board discussed bid from Progressive, Landscaping Mgr., C. Leyva, will review the bid details and report to the Board;
- **Items requested for June BOD Agenda:**
Parking Policy

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned** at 8:27 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, June 12, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe